Mr Ali Hassan
Pinnacle Architecture Ltd
46 Theydon Road
London
E5 9NA

On behalf of
Ms Rottenberg
160 Gladesmore Road
London
N15 6TH

Planning Application Reference No. **HGY/2015/0535**

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1995 (AS AMENDED)

NOTICE OF REFUSAL OF PLANNING PERMISSION

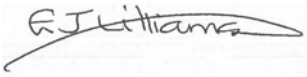
Location: **160 Gladesmore Road, N15.**

Proposal: **Addition of a first floor extension above the existing ground floor rear extension, extending 2.95m**

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby **REFUSE** the above development in accordance with the application dated 23/02/2015 and drawing numbers: 20150205-PL01, 02, 03, 07, 08 & 09

SEE SCHEDULE OF REASONS ATTACHED

20/04/2015



Emma Williamson
Head of Development Management
Planning Service

NOTE: You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent

Director of Regeneration, Planning and Development **Lyn Garner**

SCHEDULE OF REASONS FOR REFUSAL FOR DECISION REFERENCE No. HGY/2015/0535

The application shown above has been refused for the following reason(s):

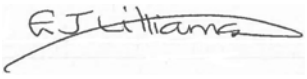
REASON 1: The proposal, by reason of its depth, height, massing, bulk, design, appearance, would result in an incongruous, dominant and visually unsympathetic extension that would harm the appearance of the building and terrace it forms part of, the visual amenity of the street scene and wider area generally. As such, the proposal would be contrary to the NPPF, saved UDP Policy UD3, London Plan Policy 7.8 and Local Plan Policy SP11.

REASON 2: The proposal, by reason of its depth, bulk, massing, siting and proximity with neighbouring properties would result in an overbearing and dominant development that would give rise to an increase sense of enclosure and a loss of outlook, daylight/sunlight to the detriment of the living amenity of adjacent residents. As such, the proposal would be contrary to Policy 7.6 of the London Plan 2011, Policy SP11 of the Haringey Local Plan 2013 and Saved Policy UD3 of the Haringey Unitary Development Plan 2006.

INFORMATIVE:

In dealing with this application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our development plan comprising the London Plan 2011, the Haringey Local Plan 2013 and the saved policies of the Haringey Unitary Development Plan 2006 along with relevant SPD/SPG documents, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition, where appropriate, further guidance was offered to the applicant during the consideration of the application.

20/04/2015



Emma Williamson
Head of Development Management
Planning Service

Director of Regeneration, Planning and Development **Lyn Garner**